DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

1/9/2018

Tim Porter
Axe Development, LLC.
2302 10th Avenue
Canyon, TX 79015

RE: Letter of Action: Approval- Highland Springs Unit No. 1 Final Plat Application

Mr. Porter,

The City of Amarillo has approved the above Final Plat on 1/8/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018000403 on 1/8/2018. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

2018000403 PLAT Total Pages: 6

F-18

SEC 100

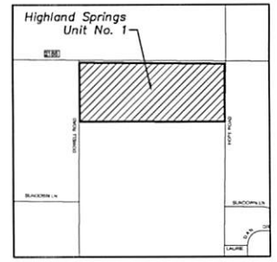
BK 9 BS+F

CENSUS TRACT: #217.04
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

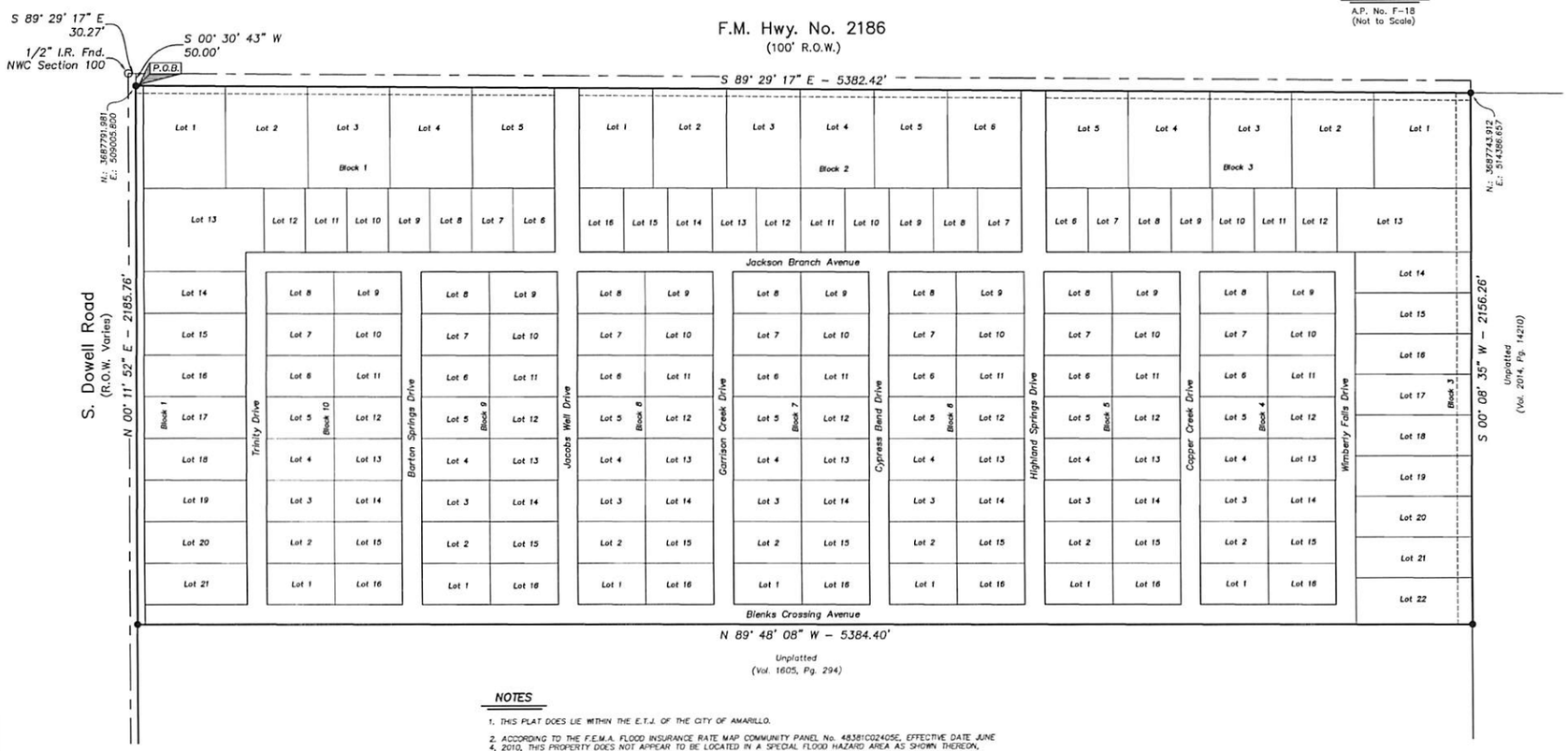
Highland Springs Unit No. 1

A SUBURBAN SUBDIVISION IN RANDALL COUNTY
BEING AN UNPLATTED TRACT OF LAND IN SECTION 100,
BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
268.30 ACRES

-300 0 150 300
Scale: 1" = 300'



Vicinity Map
A.P. No. F-18
(Not to Scale)



NOTES

1. THIS PLAT DOES LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.

2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C02405E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD. ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.

3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507

4. THERE SHALL BE NO ACCESS FROM DOWELL ROAD TO ABUTTING LOTS.

5. SANITARY CONTROL EASEMENT: THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE A MINIMUM OF 10 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE SIDE PROPERTY LINES. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD OR PROPRIETARY ON-SITE SEWERAGE FACILITIES.

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LEGEND

● = 1/2" Iron Rod w/ a Yellow Cap Set
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Highland Springs Unit No. 1
A Rural Subdivision in Randall County, Texas

SCALE: 1" = 300'	Firm No. 10090900	DRAWN BY: JA
DATE: Dec. 2017		FILE NAME:
OJD Engineering, LP Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER 1 of 4

P-17-113

App

CENSUS TRACT: #217.04
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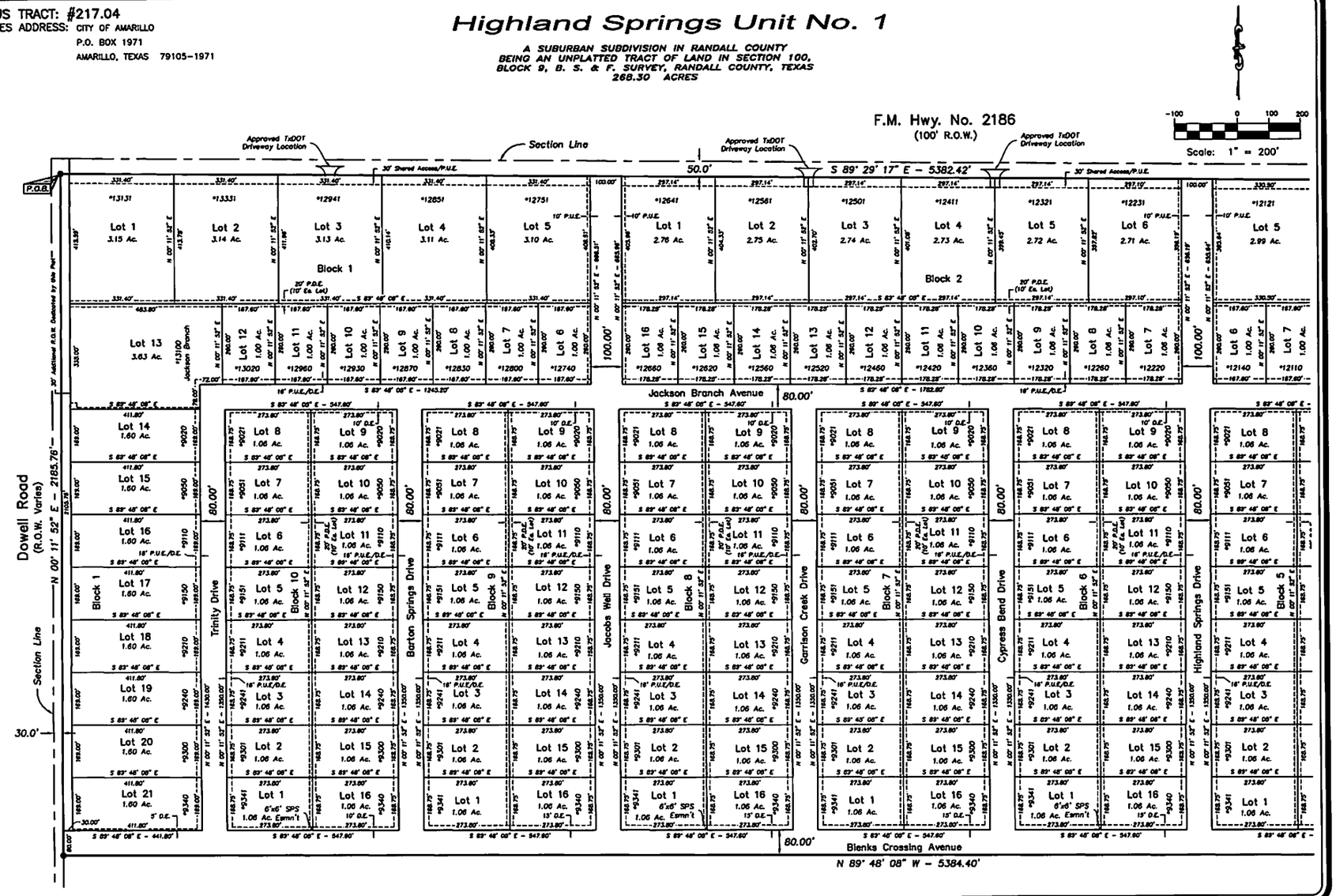

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Highland Springs Unit No. 1
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DRAWING NUMBER
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CENSUS TRACT: #217.04
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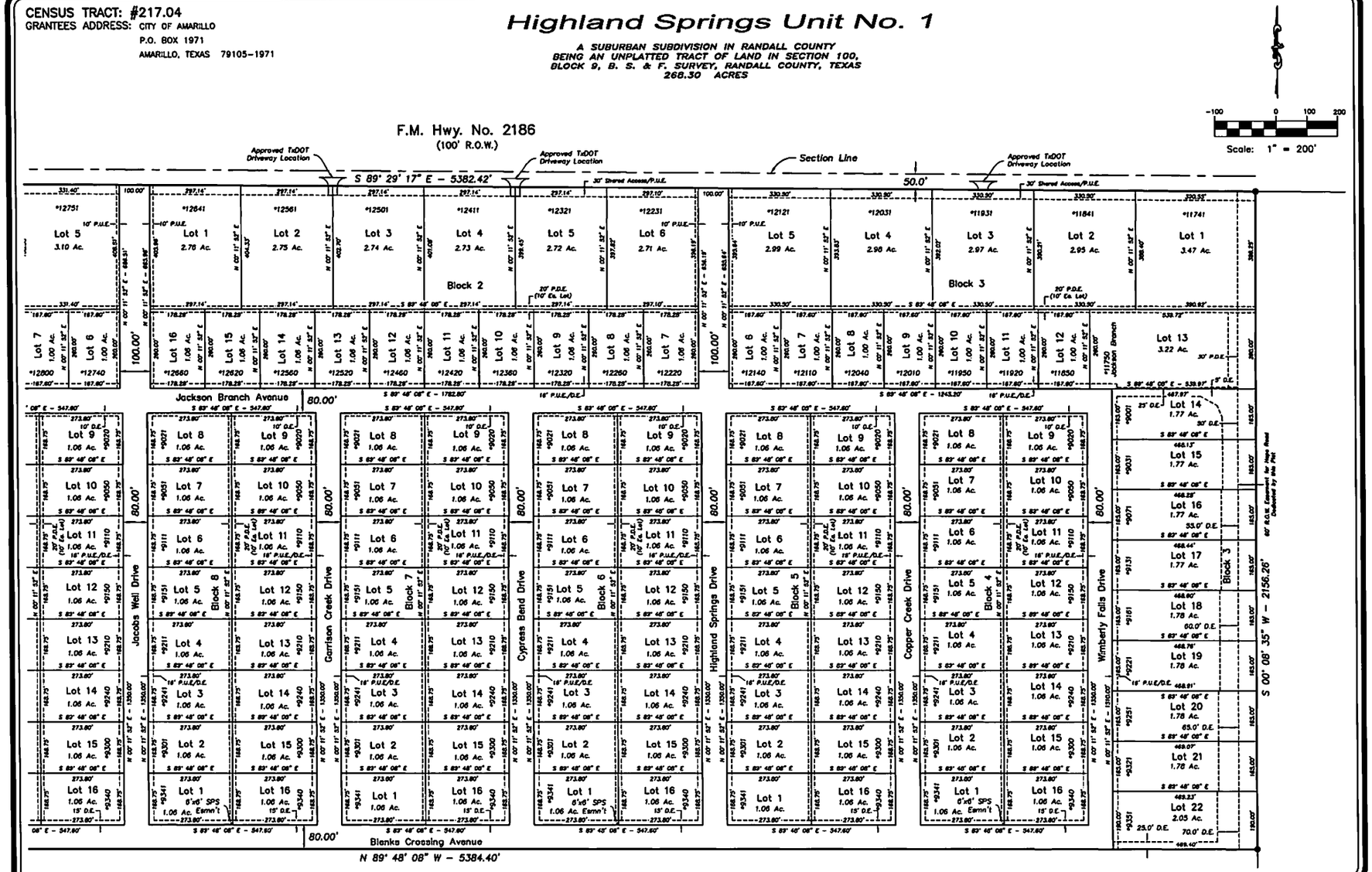

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WELLINGTON, TX 79065

DRAWING NUMBER
3 of 4

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BEING AN UNPLATTED TRACT OF LAND IN SECTION 100,
BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
268.30 ACRES

LEGAL DESCRIPTION

FIELD NOTES for a 268.30 acre tract of land out of Section 100, Block 9, B. S. & F. Survey, Randall County, Texas.

BEGINNING at a 1/2" iron rod set with a yellow cap at the intersection of the south right-of-way line of Hollywood Road (F.M. Highway No. 2186) and the east right-of-way line of Dowell Road which bears S. 89° 29' 17" E. a distance of 30.27 feet and S. 00° 30' 43" W. a distance of 50.00 feet from a 1/2" iron rod found at the northwest corner of said Section 100 for the northwest corner of this tract.

THENCE S. 89° 29' 17" E., along said south right-of-way line, a distance of 5382.42 feet to a 1/2" iron rod set with a yellow cap at the intersection of said south right-of-way line and the east section line of said Section 100 for the northeast corner of this tract.

THENCE S. 00° 08' 35" W., along said east section line, a distance of 2156.26 feet to a 1/2" iron rod set with a yellow cap on said east section line for the southeast corner of this tract.

THENCE N. 89° 48' 08" W. a distance of 5384.40 feet to said east right-of-way line of said Dowell Road for the southwest corner of this tract.

THENCE N. 00° 11' 52" E., along said east right-of-way line, a distance of 2185.76 feet to the place of BEGINNING and containing 268.30 acres (11,687,315 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 4TH DAY OF JAN. ~~2017~~ 2018

STATE OF TEXAS REGISTERED R. E. RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL X

THAT TIM PORTER, PRESIDENT OF AXE DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS HIGHLAND SPRINGS UNIT NO. 1, A SUBURBAN SUBDIVISION IN RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 4TH DAY OF JAN. ~~2017~~ 2018

TIM PORTER, PRESIDENT
AXE DEVELOPMENT, LLC
2302 10th AVE.
CANYON, TEXAS 79015
(806) 441-8099

ATTEST

STATE OF TX

COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM PORTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 4th DAY OF January ~~2017~~ 2018

NOTARY PUBLIC STATE OF TX

Comm. Expires 3/12/21

ALYSSA KIM DAVIS
Notary ID #129342558
My Commission Expires
March 12, 2021

FILED OF RECORD

1/8/18 DATE RANDALL COUNTY

2018000403
CLERK'S FILE No.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

CHAIRMAN 1-8-18 DATE

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

REGISTERED SANITARIAN 1/8/2018 DATE

Highland Springs Unit No. 1
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DATE: Nov. 2017		FILE NAME:

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Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER
4 of 4

Christina McMurray
Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997

Tax Certificate

Property Account Number:
R370100000010

Statement Date: 01/05/2018
Owner: AXE DEVELOPMENT LLC
Mailing Address: 2302 10TH AVE
CANYON, TX 790155200

Property Location: 0000000 FM 2186
Legal: SECT 100 B S & F|LOT BLOCK 0009|ENTIRE SECT

TAX CERTIFICATE FOR ACCOUNT : R370100000010
AD NUMBER: R370100000010
GF NUMBER:
CERTIFICATE NO : 1634110

DATE : 1/5/2018
FEE : $10.00

PROPERTY DESCRIPTION
SECT 100 B S & F|LOT BLOCK 0009|ENTIRE SECT
0000000 FM 2186 (HOLLYWD)
673 ACRES

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

REQUESTED BY
OJD ENGINEERING
2420 LAKEVIEW DR
AMARILLO TX 79109

PROPERTY OWNER
AXE DEVELOPMENT LLC
2302 10TH AVE
CANYON TX 790155200

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2017 ARE $1,495.83

CURRENT VALUES

LAND MKT VALUE:	$87,490	IMPROVEMENT :	$0
AG LAND VALUE:	$2,604,510	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$2,692,000	LIMITED VALUE:	$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Canyon ISD	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017	High Plains Water Conservation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017	Randall County	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017	Randall County Noxious Weed Di	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						2017 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : $ 0.00

ISSUED TO : OJD ENGINEERING
ACCOUNT NUMBER: R370100000010

CERTIFIED BY: Lucie Looney
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2018000403
01/08/2018 04:40 PM
Fee: 153.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #217.04
GRANTEES ADDRESS: CITY OF AMARILLO
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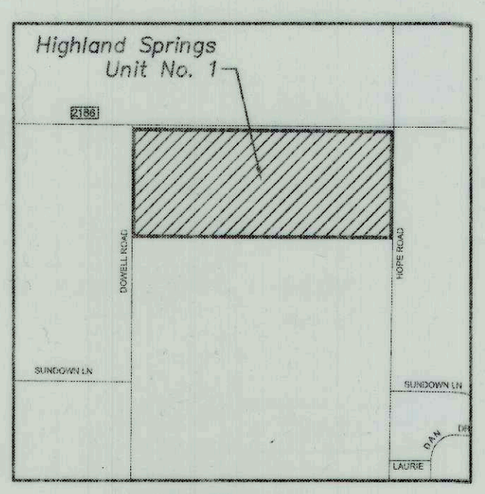

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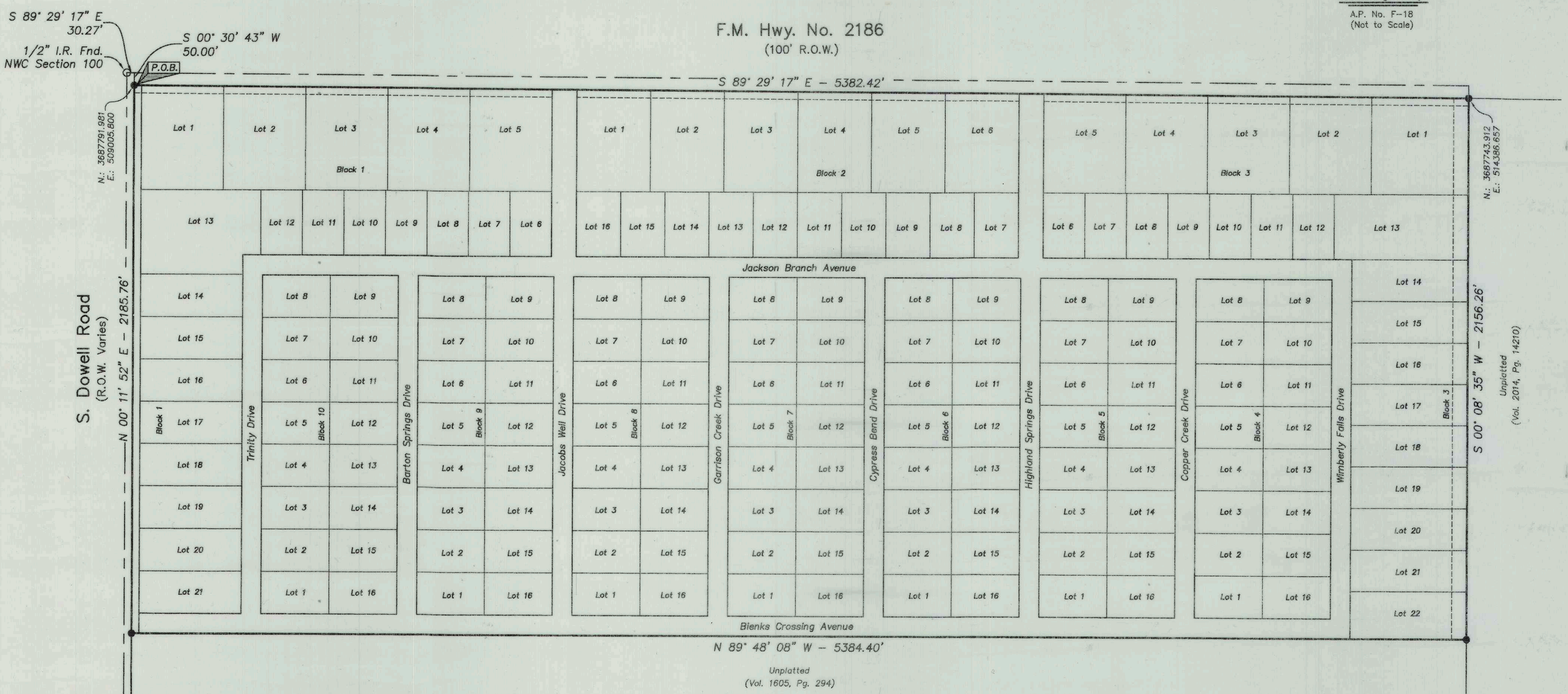

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DATE: Dec. 2017		FILE NAME:

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Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER
1 of 4

CENSUS TRACT: #217.04
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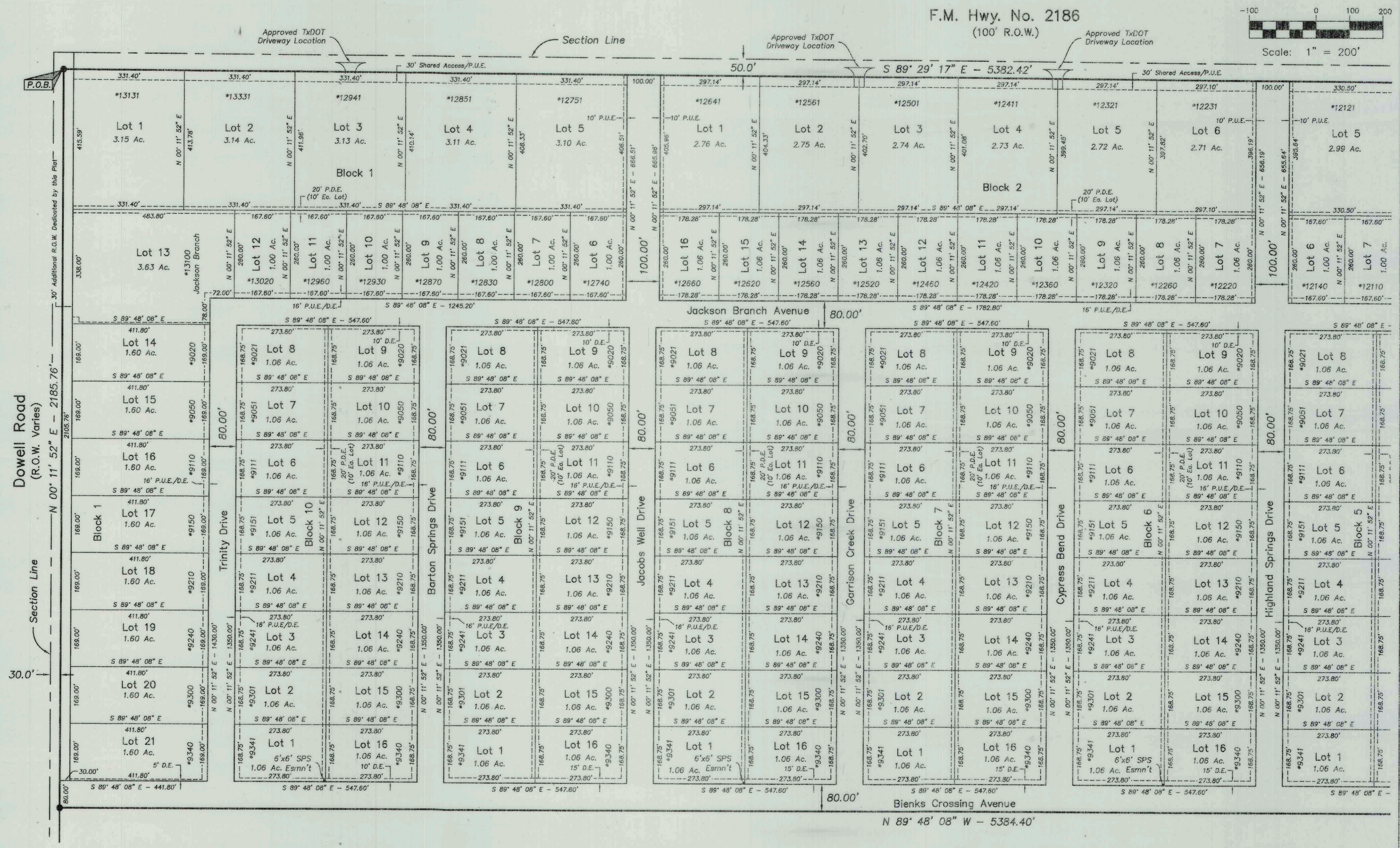

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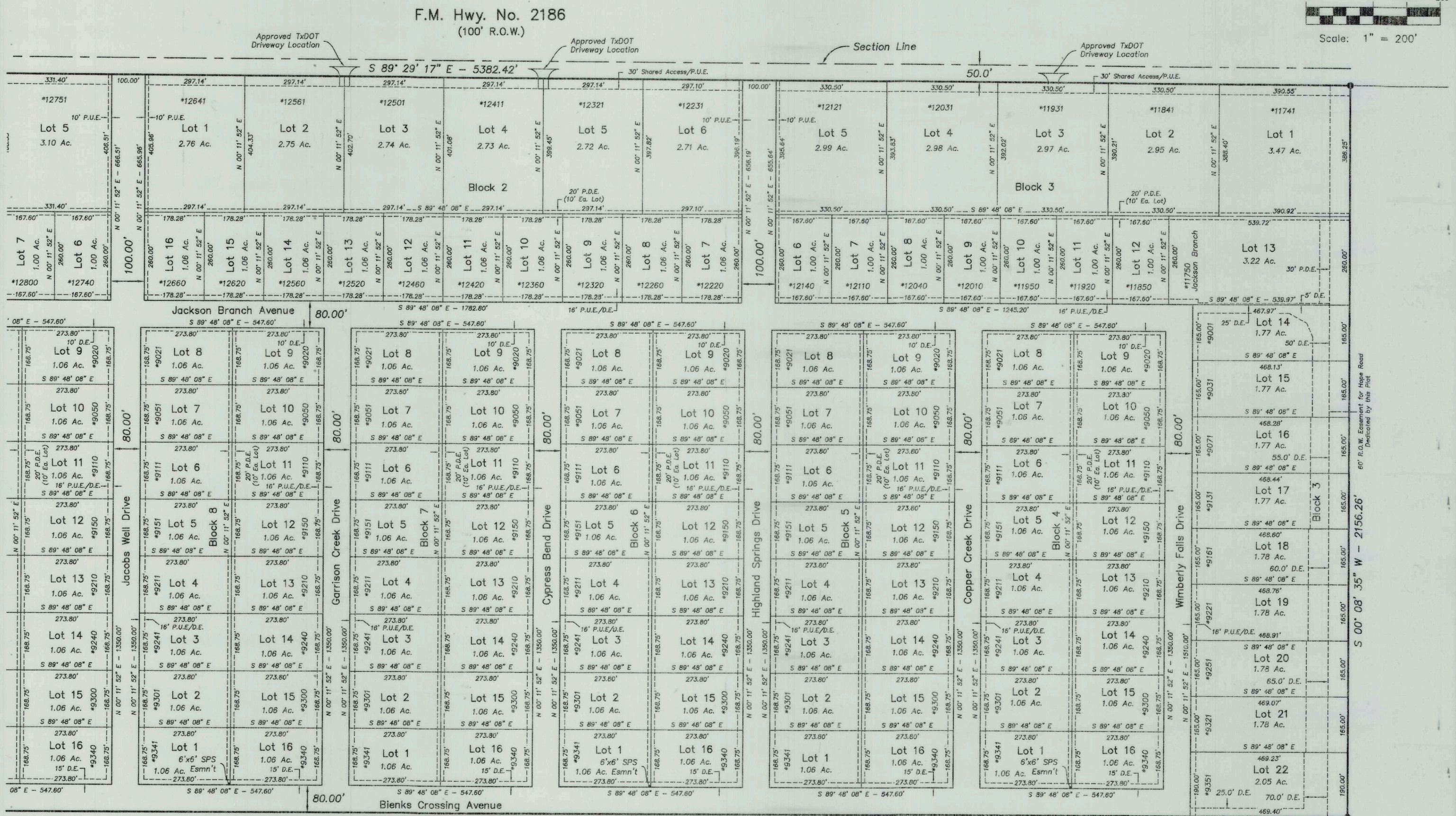

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STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

Richard E Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(

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ON THIS 4th DAY OF January, 2018

NOTARY PUBLIC STATE OF TX

Comm. Expires 3/12/21

ALYSSA KIM DAVIS
Notary ID #129342558
My Commission Expires
March 12, 2021

FILED OF RECORD

1-8-18 DATE

RANDALL COUNTY

2018000403
CLERK'S FILE No.

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CHAIRMAN — DATE 1-8-18

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REGISTERED SANITARIAN — DATE 1/8/2018

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